



**GASCOIGNE
HALMAN**

THE BUNGALOW, LOWER PARK ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



THE BUNGALOW, LOWER PARK ROAD, POYNTON

Asking Price £550,000

AN IMMACULATELY PRESENTED THREE BEDROOM DETACHED BUNGALOW located in a SOUGHT AFTER SEMI RURAL LOCATION with COUNTRYSIDE VIEWS to the REAR ASPECT. LOUNGE extending to OVER 27FT with LOG BURNING STOVE, MODERN HIGH GLOSS FITTED DINING KITCHEN, THREE WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. LARGE GRAVEL DRIVEWAY providing AMPLE OFF ROAD PARKING. LARGE LANDSCAPED REAR GARDEN.



- A THREE BEDROOM DETACHED TRUE BUNGALOW
- LOCATED ON A PRIVATE LANE IN A SEMI RURAL POSITION
- GRAVEL DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- PLANNING APPLICATION PENDING FOR SIDE & REAR EXTENSION
- LANDSCAPED REAR GARDENS WITH COUNTRYSIDE VIEWS



DIRECTIONS

Located on a private road and occupying an enviable semi rural position, this three bedroom extended detached bungalow is presented to the highest of standards and in brief the property comprises:- Entrance porch, Entrance hall, 27ft lounge with feature fireplace which incorporates a wood burning stove, sliding doors provide plenty of natural light and direct access onto the stunning rear gardens, the dining kitchen is comprehensively fitted with a range of modern high gloss wall, drawer and base units and square edge oak work surfaces over this is further complemented by integrated appliances. The remainder of the room provides ample space for a formal dining suite and further sliding doors again opening onto the rear garden. There are three double bedrooms and the family bathroom is fully tiled with a modern white suite which features a claw foot roll top bath with shower over, low level wc and pedestal wash basin. Externally to the front of the property is a lawned garden area and a gravel driveway which offers adequate parking for multiple vehicles. The rear garden is fully enclosed with perimeter hedgerow and is mainly laid to lawn with an abundance of established trees, shrubs and plantation and also benefits from a Greenhouse. A delightful extended decked seating area overlooks the countryside views and adjoins the garden building which is currently utilized as a bar but could also be used as a home office or gym.

DIRECTIONS

SK12 1EE

TENURE

FREEHOLD

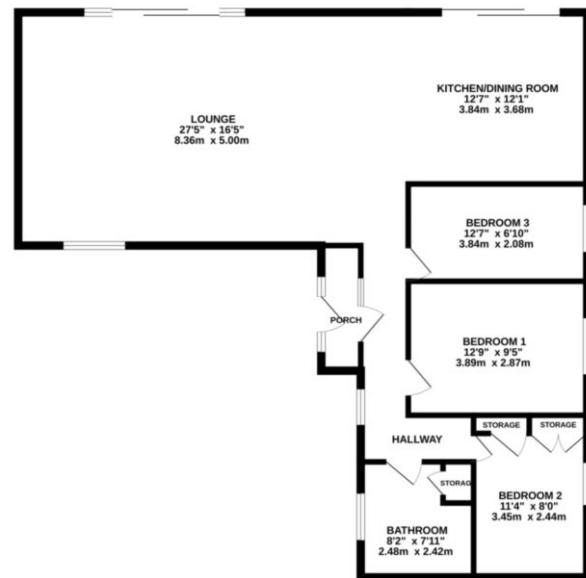
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES (NOT TESTED)

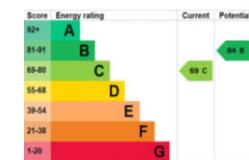
Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.7 sq.m.) approx.
While every effort has been made to ensure a correct measurement of the property, no guarantee is given. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or discrepancy between the information contained in these particulars and the property itself. Prospective purchasers are advised to make their own independent enquiries.

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



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